

Staff Summary Report



To: Mayor and City Council
Through: City Manager

Agenda Item Number 17
Meeting Date: 08/08/02

SUBJECT: RICHARDSON PROPERTY #SBD-2002.54

PREPARED BY: Hector Tapia, Senior Planner (480-350-8331)

REVIEWED BY: Steve Venker, Planning & Zoning Manager (480-350-8331)

BRIEF: Request by Richardson Property for an Amended Final Plat for two (2) lots at 1251 East Bluebell Lane.

COMMENTS: **PLANNED DEVELOPMENT (0406)** Request by **RICHARDSON PROPERTY** (Glenn Richardson and Indian Bend Gardens Homeowners Association, property owners) for an Amended Final Subdivision Plat to create two lots from Tract "C" and Lot 15 within Indian Bend Gardens Subdivision, located at 1251 East Bluebell Lane. The following is requested from the City of Tempe:

#SBD-2002.54 Request for an Amended Final Subdivision Plat for two (2) lots on 0.48 net acres.

Document Name: 20020808devsrh02 **Supporting Documents:** Yes

SUMMARY: This request is to amend the existing Indian Bend Gardens Subdivision, Lot 15 and Tract "C". The applicant's intention is to buy a portion of Tract "C" and added it to his property (Lot 15). The added area will be improved with landscaping, a block wall fence, and a shade overhang. The Indian Bend Gardens Homeowners Association has agreed on the sale of a portion of Tract "C" and for the submission of this application. The proposed Amended Final Subdivision Plat appears to meet the minimum requirements of Subdivision Ordinance 99.21. Staff supports this request and public input is not required.

RECOMMENDATION: Staff - Approval
Public - None

- ATTACHMENTS:**
1. List of Attachments
 2. History & Facts / Description / Comments
 3. Conditions of Approval
-
- A. Location Map
 - B. Amended Final Subdivision Plat
 - C. Letter of Explanation/Intent
 - D. Letter of Authorization

HISTORY & FACTS:

July 19, 1981.

The Indian Bend Gardens Subdivision was recorded in Maricopa County Recorder's Office, 27 town-home lots.

DESCRIPTION: Owner – Glenn Richardson
Applicant – Glen Richardson
Engineer – Vaughn Land Surveying Inc.
Existing zoning – R1-4
Total site area – 0.48 net acres
Number of lots proposed – 2 lots

COMMENTS: This request is to amend the existing Indian Bend Gardens Subdivision, Lot 15 and Tract "C". The applicant's intention is to buy a portion of Tract "C" and added it to his property (Lot 15). The added area will be improved with landscaping, a block wall fence, and a shade overhang. The Indian Bend Gardens Homeowners Association has agreed on the sale of a portion of Tract "C" and for the submission of this application. The proposed Amended Final Subdivision Plat appears to meet the minimum requirements of Subdivision Ordinance 99.21. Staff supports this request and public input is not required.

REASON(S) FOR APPROVAL:

1. The proposed re-plat appears to meet the minimum requirements of Subdivision Ordinance 99.21.

CONDITION(S) OF APPROVAL:

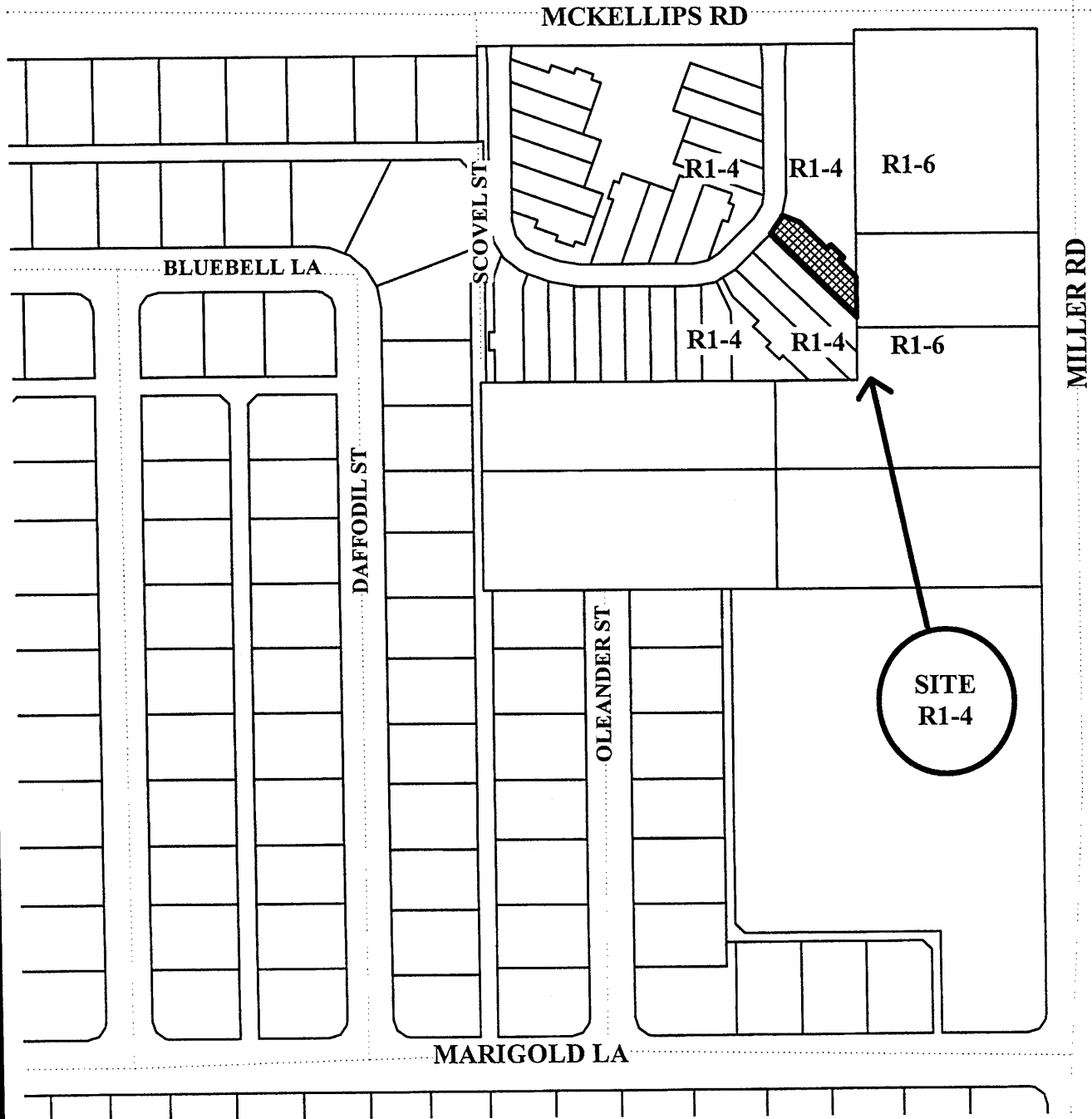
1. a. The Public Works Department shall approve all roadway, alley, and utility easement dedications, driveways, storm water retention, and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
- b. Off-site improvements to bring roadways to current standards include:
 - (1) Water lines and fire hydrants
 - (2) Sewer lines
 - (3) Storm drains.
 - (4) Roadway improvements including streetlights, curb, gutter, bikepath, sidewalk, bus shelter, and related amenities.
- c. Fees to be paid with the development of this project include:
 - (1) Water and sewer development fees.
 - (2) Water and/or sewer participation charges.
 - (3) Inspection and testing fees.
- d. All applicable off-site plans shall be approved prior to recordation of Final Subdivision Plat.

2. a. All street dedications (if any required) shall be made **on or before February 8, 2003.**
 - b. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
 - c. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this (re)development in accordance with the Code of the City of Tempe - Section 25.120.
3. No variances may be created by future property lines without the prior approval of the City of Tempe.
4. The Amended Final Subdivision Plat shall be recorded prior to the issuance of permits. Failure to record the plan within one year of Council approval shall make the plan null and void.
5. The Amended Final Subdivision Plat shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department **on or before August 8, 2003.** The Planning Division prior to recordation shall review details of the document format.

GLENN RICHARSON

SBD-2002.54

**CITY LIMITS-
CITY OF SCOTTSDALE**



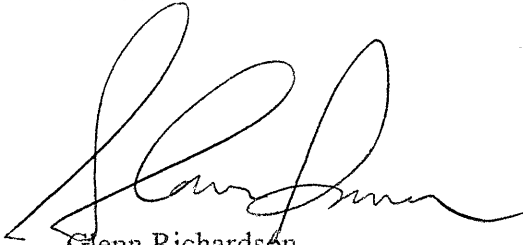
Location Map

A

City of Tempe

Letter of Intent / Usage

The proposed plat adjustments will be used for private (side-yard) usage. A block wall will be erected within the newly defined property, and grass & shrubbery will be planted to enhance aesthetics. A shade overhang, consistent with the communities "look & feel", will be erected/connected to the northern side of my existing home.



Glenn Richardson
1251 E. Bluebell Lane
Tempe, AZ 85281

7/16/02

480-874-0561

C

City of Tempe

Letter of Authorization

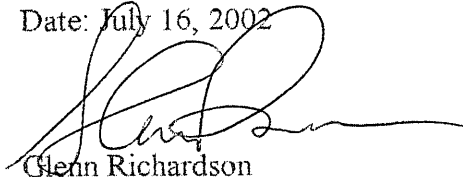
The proposed plat adjustments concerning the City of Tempe, Indian Bend Garden, and Glenn Richardson has the approval from the acting members of Indian Bend Garden Home Owners Association. This association has approved the land replat, has approved the sale of the subject property, and endorses Glenn Richardson to act upon its behalf concerning any and all legal matters pertaining to this transaction and/or proceedings.

Please contact me with any questions.



Lucy Messier
Millennium Property Management

Date: July 16, 2002



Glenn Richardson
1251 E. Bluebell Lane
Tempe, AZ 85281

480-874-0561

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